

**BAYSHORE BEACH CLUB, INC.  
SPECIAL BOARD OF DIRECTORS MEETING**

**Wednesday, July 26, 2023 Agenda**

**Quorum**

		Attending	Absent
Kenn Apel, Vice President	Division 1	_____	_____
Kate Guptill, Director	Division 1	_____	_____
Roger Smith, Director	Division 3	_____	_____
Josh Hanselman, Director	Division 4	_____	_____
Carolyn Gardner, Corporate Secretary	Division 5	_____	_____
Storr Nelson, Director	Division 5	_____	_____
William Nightingale, Director	Division 7	_____	_____
Michael Vest, President	Division 7	_____	_____

**New Business**

- A. Prospective buyer's proposed change of use of Alsi Hotel

**Motion for Executive Session**

**Adjournment**

**Zoom Link for Bayshore Board of Directors Meeting**

Time: July 26, 2023, 6:00 PM Pacific Time

Join Zoom Meeting

<https://us06web.zoom.us/j/87921342571?pwd=bmo0dkxlbWVDTlJlMjRqOHY4TkNVZz09>

Meeting ID: 879 2134 2571

Passcode: 234446



**To: Bayshore Community HOA**

**7/19/2023**

**From: Jeremy Woods, Director of Development, Sunshine Behavioral Health**

**Re: Considerations for making determinations**

To whom it may concern,

We at Sunshine Behavioral Health (SBH) are in the process of preparing an offer to purchase the Alsi Hotel at 902 NW Bayshore Dr., Waldport, OR. In preparation for this offer we are writing today to ask permission to be accepted into the HOA of the Bayshore Community. We have spoken to Dan Cutter and have been cleared for zoning at that location. Below are our responses for your consideration.

1. The property is zoned for outright use, and we have been cleared to proceed with the city.
2. Meeting the following requirements:
  - a. We feel we will benefit the Bayshore community in several ways. If we are accepted into the HOA, and purchase the hotel, we will begin by doing a complete renovation of the hotel. We estimate to put over 4-million dollars into the renovation. This will greatly improve the aesthetics to the property and community. When we do a renovation, we use everything locally, from construction to materials, all our reconstruction money will stay in the community. Once open, we will offer approximately 40-50 full-time jobs to Bayshore and the surrounding community. Once staffed, we operate a luxury substance abuse treatment center. This center will offer help to those in need, their families, and friends help from the grasp of addiction. We have top notch program and have saved thousands of lives throughout our 10 years in operation. We will be using nursing and clinical student interns from both OSU and U of Oregon. This will not only help the academic growth of the students but will bring attention to the beautiful area of Bayshore. Our hope is to bring that talent to reside in the Bayshore area and to be active members of the community. We strive to be good ambassadors and are very proud of the partnerships we have made with the communities in which our other locations reside. We will reach out to the HOA on a regular basis for volunteer opportunities, beautification efforts, and any other services we can offer to help the community directly.
  - b. We would agree to pay a proportionate amount for maintenance of Bayshore drive and other Bayshore maintained roads.
  - c. We will submit our signage art and dimensions for approval to the HOA.
  - d. If we were to use more than one sign, we would submit for written approval from the HOA.
  - e. We agree to submit written permission to remove any existing signage.
  - f. We agree to keep the HOA informed of census, traffic load, and parking. We take great pride in the aesthetics, maintenance, and landscaping of our properties. We will transform the current hotel into a beautiful building and will maintain the building and grounds to the highest standards.

